1.Component	FY 2005 MILITARY CONSTRUCTION PROGRAM	2.Date
NAVY		13 JAN 2004

3. Installation and Location/UIC: M67391	4. Project Title
MARINE CORPS CAMP ELMORE NORFOLK, VIRGINIA	MARINE FORCE ATLANTIC COMMAND OPERATIONS FACILITY

5.Program Element	6.Category Code	7. Project Number	8. Project Cost ($000)
0206496M	61070	P820	13,500

9. COST ESTIMATES

Item	UM	Quantity	Unit Cost	Cost($000)
MARINE FORCE ATLANTIC COMMAND OPERATIONS FACILITY (55,940 SF)	m2	5,197		9780
ADMINISTRATIVE OFFICE (54,541 SF)	m2	5,067	1,775.82	(9000)
ACADEMIC INSTRUCTION (1,399 SF)	m2	130	1,907.41	(250)
BUILT-IN EQUIPMENT	LS			(110)
TECHNICAL OPERATING MANUALS	LS			(190)
INFORMATION SYSTEMS	LS			(130)
ANTI-TERRORISM/FORCE PROTECTION	LS			(100)
SUPPORTING FACILITIES				2350
SPECIAL FOUNDATION FEATURES	LS			(440)
ELECTRICAL UTILITIES	LS			(460)
MECHANICAL UTILITIES	LS			(110)
SITE IMPROVEMENTS	LS			(770)
STORM WATER MANAGEMENT	LS			(390)
UTILITIES DEMOLITION	LS			(180)
SUBTOTAL				12130
CONTINGENCY (5%)				610
TOTAL CONTRACT COST				12740
SIOH (6%)				760
SUBTOTAL				13500
TOTAL REQUEST ROUNDED				13500
TOTAL REQUEST				13500

10. Description of Proposed Construction

Construct a multi-story reinforced concrete masonry unit (CMU) building with a reinforced concrete slab on pile foundation and brick/precast concrete exterior for use as the Marine Forces Atlantic (MARFORLANT) command operations facility. Construction includes entrance canopy, administrative areas, Special Compartmented Intelligence Facility (SCIF), classroom space, data processing areas, administrative storage space, emergency generator, freight/passenger elevator, and raised flooring. The building will be designed and constructed to meet the Uniform Federal Accessibility Standards for accessibility and use by the physically challenged. Sustainable principles will be included into the design, development, and construction of the project in accordance with Executive Order 13123 and other laws and executive orders. Built-in equipment includes an emergency generator, built-in library shelving, and raised computer floors. Electrical systems include fire alarms, exterior site and building lighting, information systems, telephone, and energy saving Electronic Monitoring and Control System (EMCS). Mechanical systems include plumbing, wet-pipe sprinkler system, under floor carbon dioxide fire suppression, heating, ventilation and air conditioning, uninterruptible

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power supply (UPS) system, and emergency generator. Supporting facilities work includes site and building utility connections (water, natural gas, sanitary and storm sewers, electrical, telephone, and Local Area Network (LAN)). Paving and site improvements include paved parking, modification to existing roads, new roads and driveways, sidewalks, earthwork, grading and landscaping. Also includes Technical Operating Manuals, Anti-Terrorism/Force Protection (AT/FP) features, demolition of existing utilities features, and environmental mitigation.

11. Requirement: 5197m2 **Adequate:** 0m2 **Substandard:** 0m2

PROJECT:

This project constructs a MARFORLANT Command Operations Facility at Naval Support Activity, Norfolk.

(Current Mission)

REQUIREMENT:

MARFORLANT requires a consolidated, adequate, and efficiently configured command headquarters, administrative and other support facilities to perform command and control operations. The command requires adequate space and AT/FP features for 338 personnel to perform their mission. A consolidated site is required to allow management and site design of proper AT/FP set-backs within limited and constrained available real estate. This project is in conjunction with the Naval Support Activity (NSA) Recapitalization and Implementation Plan.

CURRENT SITUATION:

MARFORLANT is currently located in four separate facilities located approximately one mile apart. The main facility on the compound is comprised of two buildings constructed in 1945 as a World War II Naval Hospital. The facility's configuration (wide halls, room sizes, and doorway locations) is not conducive to efficient office space utilization, and the power system is inadequate for the increasingly large number of computers and communications equipment used by the command. The two satellite facilities (CA-495, an open-bay pre-engineered building built in 1978 and CA-486, an old Correctional Custody Unit built in the 1970s) are inadequate, and their remote location from the main facility hampers operations. These facilities are not in compliance with Department of Defense AT/FP construction and standoff requirements.

IMPACT IF NOT PROVIDED:

If a new headquarters building which consolidates all functions into a single facility is not provided, the various headquarter sections, departments and directorates of the MARFORLANT command element will remain scattered among mutiple, inadequate facilities. Personnel will continue to work in inadequate spaces and the quality of life of the people working in the existing buildings will continue to be affected, further impacting

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the efficiency of their operations, and making it difficult to acquire and retain qualified personnel. The absence of required AT/FP features and security measures in this poorly designed compound present risks to personnel and related command and control infrastructure, and poses a threat to the command.

12. Supplemental Data:

A. Estimated Design Data:

1. Status:		
(A) Date Design Start		082002
(B) Date Design 35% Complete		012004
(C) Date Design Completed		092004
(D) Percent Completed as of	SEPTEMBER 2003	2%
(E) Percent Completed as of	JANUARY 2004	35%
(F) Type of Design Contract		Design Bid Build
(G) Parametric Estimate used to develop cost		Yes
(H) Energy study/Life cycle analysis performed		Yes
2. Basis:		
(A) Standard or Definitive Design:		No
(B) Where Design Was Most Recently Used:		N/A
3. Total Cost (C) = (A) + (B) = (D) + (E) :		$970
(A) Production of Plans and Specifications		$728
(B) All other Design Costs		$242
(C) Total		$970
(D) Contract		$606
(E) In-House		$364
4. Contract Award		112004
5. Construction Start		122004
6. Construction Complete		122006

B. Equipment associated with this project which will be provided from other appropriations:
NONE

JOINT USE CERTIFICATION:

The Director Land Use and Military Construction Branch, Installations and Logistics Department, Headquarters Marine Corps certifies that this project has been considered for joint use potential. Unilateral Construction is recommended. This Facility can be used by other components on an as available basis; however, the scope of the project is based on Marine Corps requirements.

Mr. Bill Barnett DSN 836-1728

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Activity POC: Phone No: